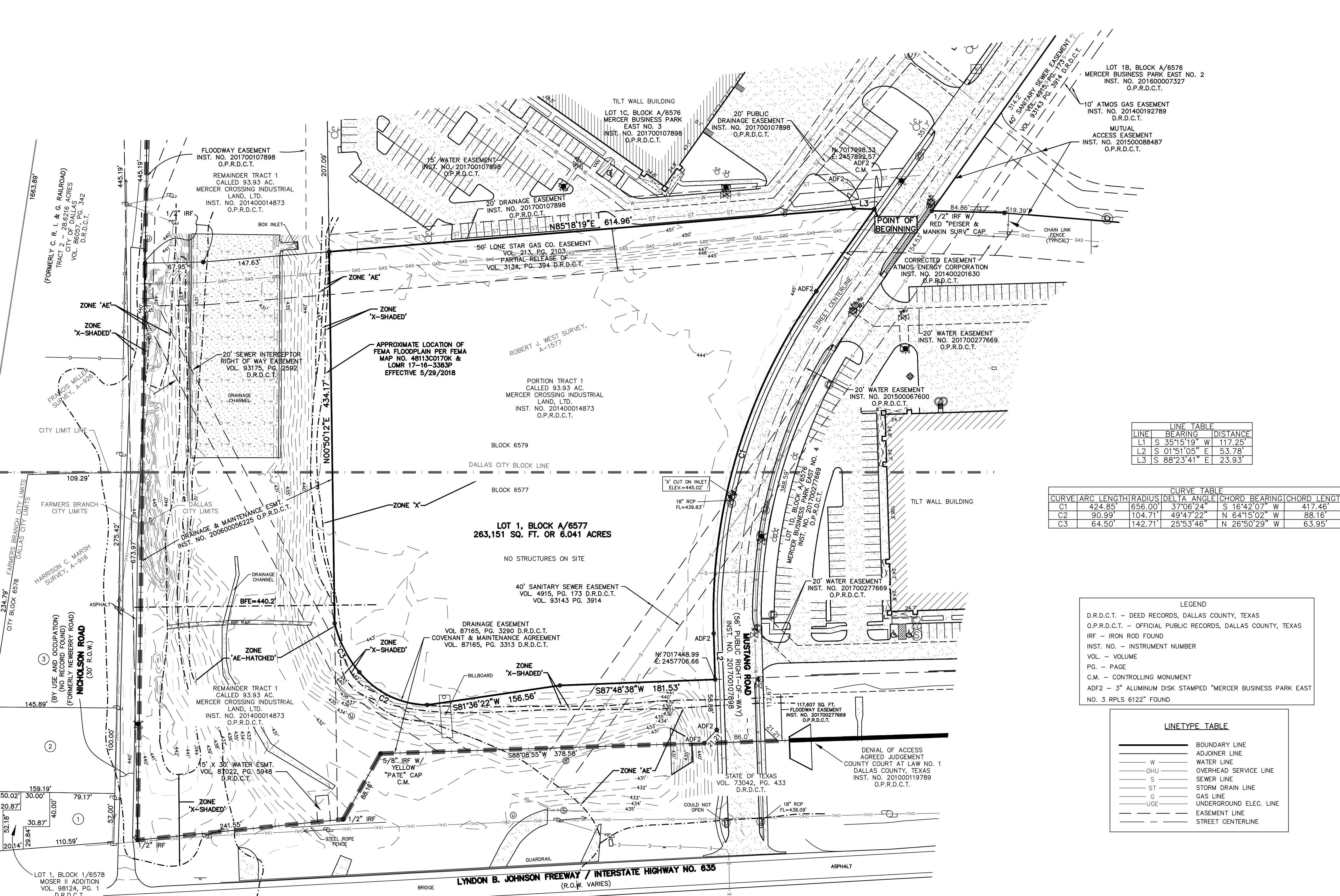


VICINITY MAP
NOT TO SCALE



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 35°15'19" W	117.25'
L2	S 01°51'05" E	53.78'
L3	S 88°23'41" E	23.93'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	424.85'	656.00'	37°06'24"	S 16°42'07" W	417.46'
C2	90.99'	104.71'	49°47'22"	N 64°15'02" W	88.16'
C3	64.50'	142.71'	25°53'46"	N 26°50'29" W	63.95'

LEGEND

D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 IRF - IRON ROD FOUND
 INST. NO. - INSTRUMENT NUMBER
 VOL. - VOLUME
 PG. - PAGE
 C.M. - CONTROLLING MONUMENT
 ADF2 - 3" ALUMINUM DISK STAMPED "MERCER BUSINESS PARK EAST NO. 3 RPLS 6122" FOUND

LINETYPE TABLE

(Solid line)	BOUNDARY LINE
(Dashed line)	ADJOINER LINE
(Line with 'W')	WATER LINE
(Line with 'OHU')	OVERHEAD SERVICE LINE
(Line with 'S')	SEWER LINE
(Line with 'ST')	STORM DRAIN LINE
(Line with 'G')	GAS LINE
(Line with 'UGE')	UNDERGROUND ELEC. LINE
(Dotted line)	EASEMENT LINE
(Line with 'C')	STREET CENTERLINE

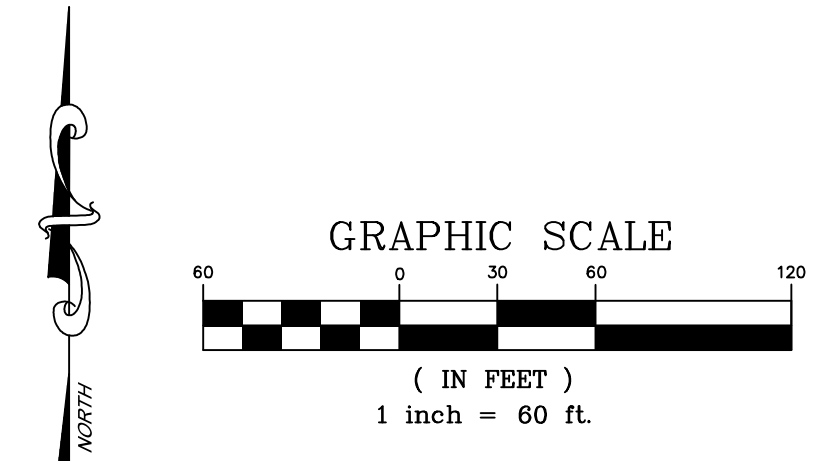
GENERAL NOTES:

- THE BASIS OF BEARING IS THE BEARING (S86°37'57"W) OF THE SOUTH SIDE OF LOT 1A, BLOCK A/6576 OF MERCER BUSINESS PARK EAST NUMBER ONE, INST. NO. 201400308785 O.P.R.D.C.T.
- SELLING A PORTION OF ANY BLOCK IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- PURPOSE OF PLAT IS TO CREATE ONE LOT FROM A PORTION OF A TRACT OF LAND.
- COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- PROPERTY CORNERS SET WITH 1/2 INCH IRON ROD WITH 3" ALUMINUM DISK STAMPED "MERCER BUSINESS PARK EAST NO. 6 RPLS 6122" UNLESS OTHERWISE NOTED HEREON.
- TxDOT APPROVAL MAY BE REQUIRED FOR ANY DRIVEWAY MODIFICATION OR NEW ACCESS POINT(S).

- MOSER DEVELOPMENT CORPORATION VOL. 78165, PG. 3589 D.R.D.C.T.
- TRANSCONTINENTAL LAMAR, INC. INST. NO. 200910789616 O.P.R.D.C.T.
- TRANSCONTINENTAL LAMAR, INC. INST. NO. 200910789617 O.P.R.D.C.T.

LEGEND

(Symbol)	GAS METER	(Symbol)	FIRE HYDRANT	(Symbol)	WATER MANHOLE	(Symbol)	SIGN
(Symbol)	IRR. CONTROL VALVE	(Symbol)	WATER METER	(Symbol)	UNKNOWN MANHOLE	(Symbol)	LIGHT POLE
(Symbol)	TELEPHONE PEDESTAL	(Symbol)	FUEL PORT	(Symbol)	TELEPHONE MANHOLE	(Symbol)	TYPICAL FENCE
(Symbol)	POWER POLE	(Symbol)	WATER VALVE	(Symbol)	SWB MANHOLE	(Symbol)	CONCRETE
(Symbol)	DOWN GUY	(Symbol)	TRANSFORMER PAD	(Symbol)	GAS MANHOLE	(Symbol)	BOLLARD
(Symbol)	S.S. MANHOLE	(Symbol)	ELECTRIC METER	(Symbol)	VAULT	(Symbol)	COVERED AREA
(Symbol)	CLEAN OUT	(Symbol)	STORM DRAIN MANHOLE	(Symbol)	HANDICAP SPACE	(Symbol)	A/C PAD



Engineer:
PRITCHARD ASSOCIATES
 Contact: Kyle Nix, AIA
 2121 North Akard Street, Suite 100
 Dallas, Texas 75201
 (214) 849-0011

Owner:
MERCER CROSSING INDUSTRIAL LAND, LTD.
 1722 Routh Street, Suite 1313
 Dallas, Texas 75201
 (214) 270-1000
 Contact: George Billingsley

JOB NO.: 19-0612	DATE: 08/08/2019	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com		SHEET
FIELD DATE: 7/18/2019	SCALE: 1" = 60'	1604 HART STREET SOUTH LAKE, TEXAS 76092 817-481-1806 (O) 817-481-1809 (F)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	1
FIELD: J.D.H.	DRAWN: J.B.W.	Checked: T.R.M.	FIRM No. 100999-00	OF
CHECKED: T.R.M.	Member Since 1977			2